

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: Kodiak****Federal Tax ID: 92-6000083****Project Title:****Project Type: New Construction and Land Acquisition**

## Kodiak - New Library Construction

**State Funding Requested: \$6,888,110**  
One-Time Need**House District: 36 / R****Brief Project Description:**

The Kodiak Public Library which serves the entire Kodiak region was built in 1968, has outgrown the current facility, and the building has reached the end of its useful life. The City and community members plan to construct a new facility that meets current and future needs, is affordable, efficient to operate, and is financially sustainable for the long-term.

**Funding Plan:**

Total Project Cost:	\$13,614,219
Funding Already Secured:	(\$1,747,424)
FY2012 State Funding Request:	(\$6,888,110)
Project Deficit:	\$4,978,685

*Funding Details:*

\$1,016,424 - FY 11 - City Funding

\$731,000 - FY 11 - In Kind Funding (City owned Land, Pre-Development Costs for City and Kodiak Public Library Association (KPLA), and professional services provided through the Foraker Pre-Development Program.

**Detailed Project Description and Justification:**

The Kodiak Public Library which serves the entire Kodiak region has outgrown its current facility. The building was constructed in 1968 and has reached the end of its useful life. The City has been working to replace the facility since 2004. The City and a local citizen group, the Kodiak Public Library Association (KPLA), have been working in partnership with the Rasmuson Foundation and the Foraker Pre-Development Program on this project and recently completed the pre-development phase. The Foraker Pre-Development process helped the City and KPLA identify a "right sized" building of approximately 17,000 sf to meet community and regional needs, with total project costs estimated to be \$13,614,219. The City believes this project is affordable and sustainable, two of the main goals of participation in the Foraker Pre-Development Program.

Half of the project funding, up to \$6,888,110, will come from the State's matching grant program, with the remaining \$6,726,109 coming through local funds and in-kind contributions. The City will fund the majority of the local match from General Fund revenues, with the remainder to come from capital campaign efforts (\$750,000) and up to \$1.5 million from Federal and private grantors.

The City has secured \$1,747,424 for this project through local revenues, in-kind contributions, KPLA contributions, land costs, and professional contributions for Foraker services to date. The City submitted its grant application to the State Department of Commerce, Community, and Economic Development for the State's Library Construction and Major

Expansion Matching Grant program. The grant application scored well and is one of the four library construction/expansion projects identified by the Alaska Library Association for funding in FY12.

The City of Kodiak is requesting State funding support for \$6,888,110 from the Alaska Department of Commerce, Community, and Economic Development's Construction and Major Expansion Matching Grant Program with support from the State Legislature, to assist in construction of this important public facility.

**Project Timeline:**

The City has secured \$1,747,424 in funding for the project to prepare a project development plan and to complete site and initial design work. The City plans to have full funding by 2012-2013(City funds, state grant, private and federal grants, and corporate donations)with construction underway in 2012 and project completion by late 2013.

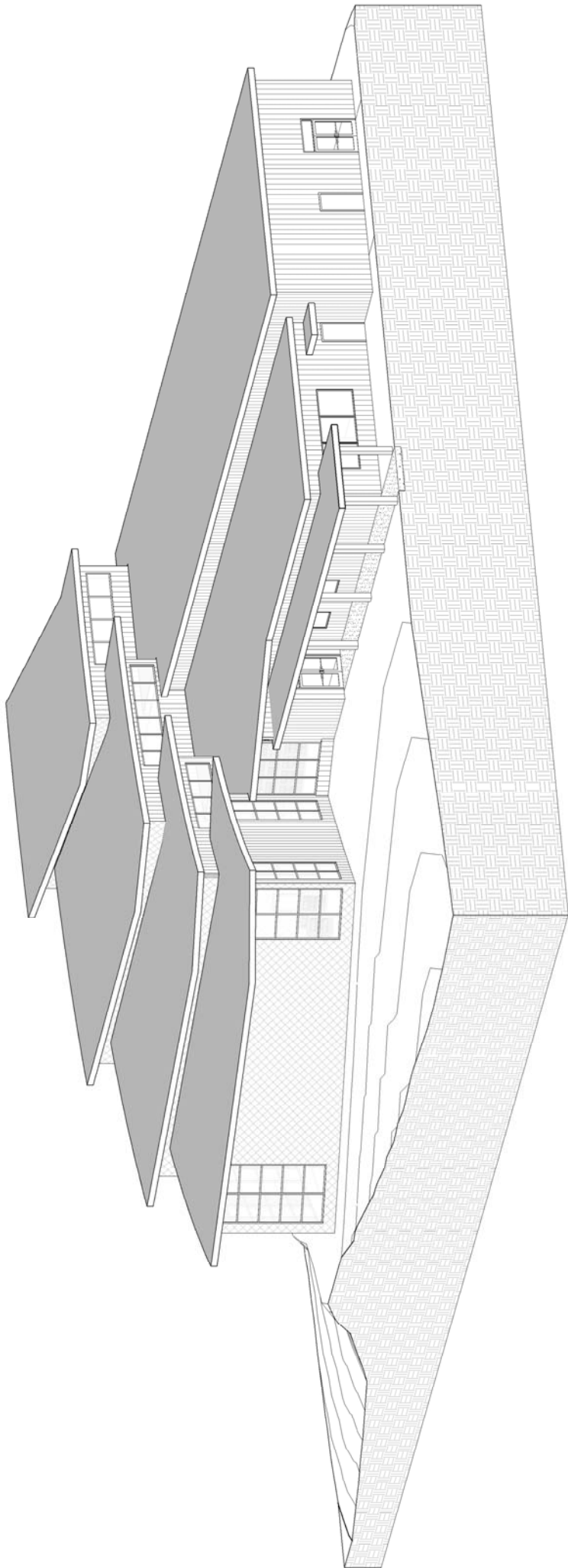
**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

City of Kodiak

**Grant Recipient Contact Information:**

Name: Aimee Kniaziowski  
Title: City Manager  
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Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No





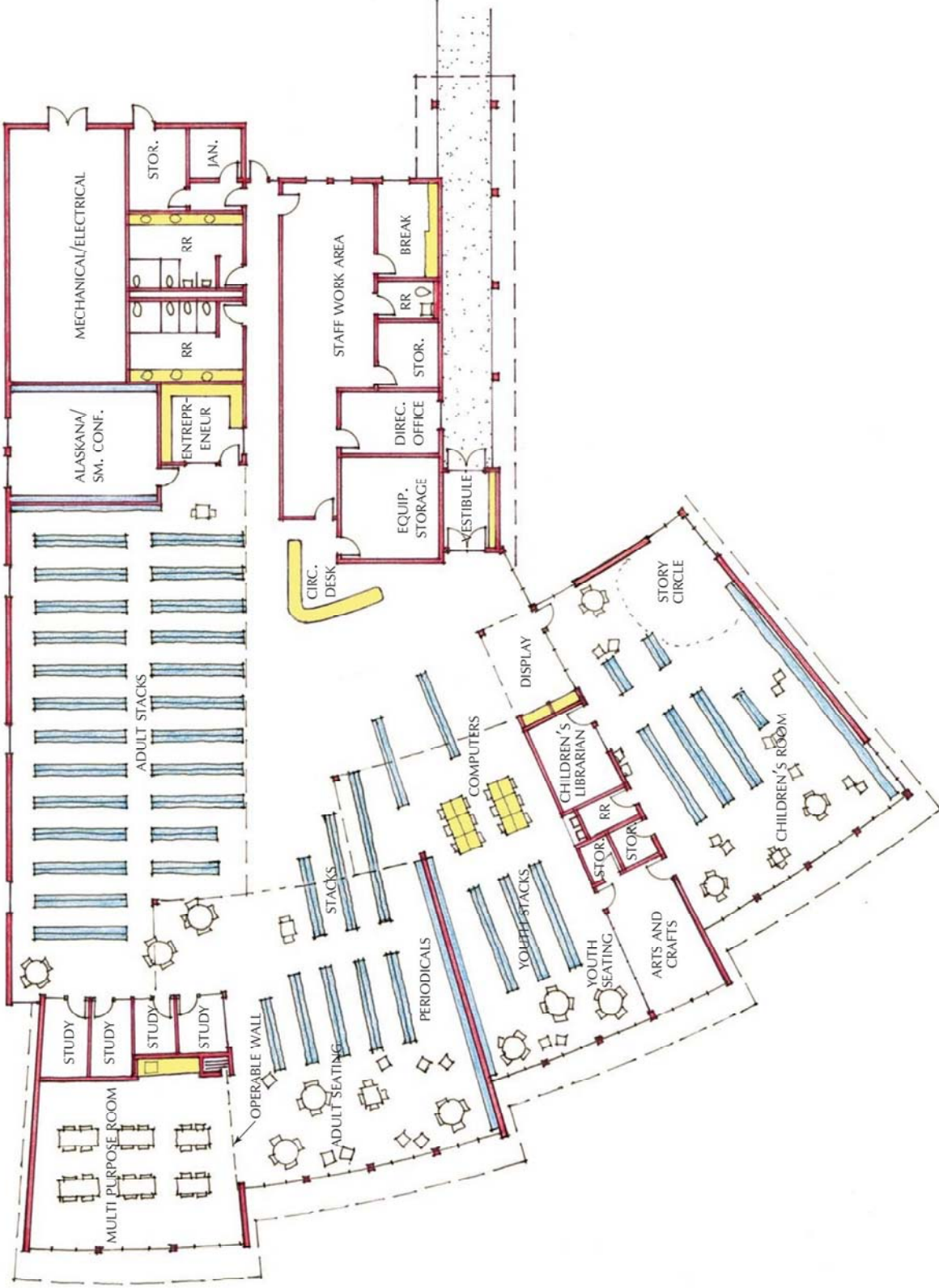
SITE PLAN



FLOOR PLAN



0 ft 10 ft 20 ft



Kodiak Community Library  
Program Analysis

COMPARATIVE PROGRAM AREAS		EXISTING AREA, UNITS IN SF	PROPOSED AREA, UNITS IN SF	PROPOSED PROGRAM AREA CALCULATIONS & NOTES
<b>Library Component</b>				
				Current volume density is between 15 & 16 volumes/ sf Current volume count for books & media is approximately 80,000 volumes; Library does not predict an increase in the number of volumes in the near future Stack area calculation <sup>1</sup> : (80,000 volumes) / (12 volumes/sf) <sup>2</sup> = 6,665 sf Current stack area allocation is 79% adult / 1% young adult / 20% child Recommended stack area allocation <sup>3</sup> : 68% adult / 7% young adult / 25% child Adjacent to young adult seating & socializing area Incorporated into conference room
Adult Stack Area	4,000	4,530		
Young Adult Stack Area	200	465		
Children's Stack Area	1,050	1,670		
Alaskana & Rare Book	350	*		
Adult Seating & Tables	100	1,275		
Young Adult Seating, Socialization	0	325		
Children's Seating / Story Area	125	350		
Children's Craft Area	75	300		
				General Seating calculation: (13,000 population <sup>4</sup> + 1000) x 5 seats x 30 sf/ seat = 1,950 sf total Seating for (20): 140 sf; 50 sf ADA child's toilet room; 200 sf story area Children's Craft Area calculation: (20) children with 15 sf/child = 300 sf, sink, storage, kitchenette Computer area calculation <sup>5</sup> : (4) library catalog & (8) short-term: (12) computers x (10 sf /computer) = 120 sf (6) long-term use: (6) computers x (20 sf/computer) = 120 sf 120 sf + 120 sf = 240 sf total at public computer area
Public Computer Area	350	240		
Circulation Desk Area	220	200		
Director's Office	150	175		
Children's Librarian Office	120	150		
Administrative Support Offices	300	300		
Staff Work Room	80	150		
Storage	50	150		
Circulation, approx 20%	1,000	2,056		
Library Subtotal		<b>8,170</b>	<b>12,336</b>	
<b>Meeting and Support Space</b>				
Multipurpose Program Room	150	750		
Small Conference Room / Rare Book Room	0	450		
Study/ Tutoring Rooms	0	350		
Entrepreneurship Center	0	200		
Staff Break Room	0	200		
Storage / Equipment	180	200		
Circulation, approx 20%	150	430		
Meeting Subtotal		<b>480</b>	<b>2,580</b>	
<b>Shared Areas and Building Support</b>				
Vestibule, Entry	100	125		
Central Foyer/Lobby	150	500		
Public Restrooms	250	450		
Mechanical, Electrical	400	700		
Other support, misc.	250	300		
Support Subtotal		<b>1,150</b>	<b>2,075</b>	
<b>TOTAL AREA</b>		<b>9,800</b>	<b>16,991</b>	

## **CITY OF KODIAK RESOLUTION NUMBER 2011-02**

### **A RESOLUTION OF THE COUNCIL OF THE CITY OF KODIAK RESCINDING RESOLUTION NO. 10-24 AND ADOPTING AN FY2012 RE- PRIORITIZED STATE CAPITAL IMPROVEMENTS PROGRAM LIST**

WHEREAS, the City of Kodiak uses a Capital Improvements Program planning process to identify the capital improvement project needs of the community; and

WHEREAS, this identification and planning process plays a vital role in directing the City's administration and is utilized as a long-range planning and policy setting tool for City infrastructure maintenance and enhancement; and

WHEREAS, the City of Kodiak is committed to paying its way to the greatest extent possible, but the cost of some of the City's capital project needs are greater than the resources available locally; and

WHEREAS, the Kodiak City Council previously adopted Resolution No. 2010-24 on August 26, 2010, which identified and prioritized five capital improvement projects for submission to the Alaska State Legislature and Governor for funding consideration due to their significance and/or magnitude; and

WHEREAS, circumstances have changed since the City Council adopted Resolution No. 2010-24 and require revisions to reflect current project status.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Kodiak, Alaska, that the following infrastructure replacement/improvement projects are considered of primary importance and are hereby adopted as the City of Kodiak's FY2012 State capital improvement project list:

#### **1. UV Water Treatment Facility Construction**

**Funding Request: \$3,528,000**

The Federal Enhanced Surface Water Treatment Rule requires all unfiltered surface water drinking supplies, such as the City of Kodiak's, to use a minimum of two disinfectant methods. The City of Kodiak completed a feasibility study of the different treatment methods available, and based on a number of factors, including our water quality and the Federal "disinfection by-products" rule, the City determined that UV disinfection is the most appropriate secondary water treatment option. This mandated project is anticipated to cost approximately \$9 million and is funded by local revenues and Federal and State grants and loans. The City of Kodiak completed engineering and purchased the UV reactors for this project at a combined cost of \$1,240,000. The project went out to bid in November 2010 with construction to be done in the spring of 2011. The City is requesting funding support for this project from the Alaska Department of Environmental Conservation's Municipal Matching Grant Program.

## **2. New Public Library Design**

**Funding Request: \$6,888,110**

The Kodiak Public Library, which serves the entire Kodiak region and beyond, has outgrown its current building, a building that has also reached the end of its useful life, and the City has been working to replace the facility since 2004. The City and a local citizen's group, the Kodiak Public Library Association, have been working closely with the Rasmuson Foundation and the Foraker Pre-Development Program on this project and recently completed the pre-design phase. The size of the new facility will meet the community and region's needs at approximately 17,000 square feet, and total project costs are estimated to be \$13,614,219. The City submitted its grant application to the State Department of Commerce, Community, and Economic Development for the State's Library Construction and Major Expansion Matching Grant program. This project will be funded for up to \$6.8 million through the State's matching grant program, up to \$6.8 million in City General Fund appropriations, up to \$750,000 in capital campaign efforts, and up to \$1.5 million through Federal and private grantors. The City of Kodiak is requesting State funding support of \$6,888,110 from the Alaska Department of Commerce, Community, and Economic Development's Construction and Major Expansion Matching Grant Program with support from the State Legislature, to assist in construction of this important public facility.

## **3. Phase I Baranof Park Improvements**

**Funding Request: \$2,000,000**

Baranof Park is a regional recreational facility that serves not only City residents, but the entire region. The Park serves as an important educational facility for both the Kodiak Middle School and the Kodiak High School, neither of which has outdoor educational facilities. This project requires the replacement of the aging track, replacement of two playing fields, necessary drainage improvements, fencing, and some utility improvements, with an estimated total cost of \$7 million. At least half of the needs for this project are due to Kodiak Island Borough School District use of the facility. Preliminary engineering plans and bid specifications for this project were completed in 2007. Phase I of this project is estimated to cost \$2.9 million. Phase I includes removal of the deteriorating synthetic surface track and infield area used for football, soccer, physical education classes, and other sports and replacement with a new synthetic track and synthetic surface infield better suited to multi-purpose use. The project will be funded with City of Kodiak funds and grants, but the City requires funding assistance to complete this phase of the project. The community is requesting funding support for \$2 million to assist with constructing Phase I of this important community and school district facility.

## **4. Pedestrian Improvements Pier II to Downtown**

**Funding Request: \$1,000,000**

The City recently completed planning and initial design work for pedestrian improvements from Pier II to downtown Kodiak to better accommodate an increasing number of cruise ship passengers arriving annually and to improve pedestrian facilities for local residents and businesses that use this street year round. The project consists of construction of an eight-foot ADA accessible sidewalk along a portion of Shelikof Street, which links Pier II to



downtown. Total project costs are estimated at \$1,800,000. The City received a \$700,000 State grant for construction in 2009. Additional construction costs are necessary to build the sidewalk and retain existing road width, including excavation, utility relocates, and parking modifications to direct pedestrian traffic out of this congested roadway. The City of Kodiak is requesting State funding assistance through the cruise ship excise tax for \$1,000,000 to complete the project.

**5. Pathway Design from Pier II to Kodiak City Boundary Funding Request: \$384,000 at Deadman's Curve**

The City of Kodiak, in conjunction with the Kodiak Island Borough and interested community members, is working to develop a continuous designated pathway system to compliment Kodiak's road system. This segment of the pathway will extend from Pier II, where cruise ships dock in Kodiak, to the City boundary and a well used scenic overlook and integrate with the pedestrian improvements already under development from Pier II to downtown Kodiak. This pathway will benefit bicyclists and pedestrians alike by significantly improving safety and access and benefit cruise ship passengers who want to view the Kodiak road system coastline from an inviting and scenic location. A planning level scoping document has already been completed for this project. Total project costs for this City phase of the pathway project is estimated at \$2.9 million, including \$384,000 in design and engineering costs and \$325,000 for environmental, permitting, and right-of-way acquisition. The City of Kodiak is requesting State funding assistance through the cruise ship excise tax for design and engineering costs for this pathway segment.

CITY OF KODIAK

  
MAYOR

ATTEST:

  
CITY CLERK

Adopted: January 13, 2011



# The New Kodiak Public Library

*“Living, Learning & Growing”*

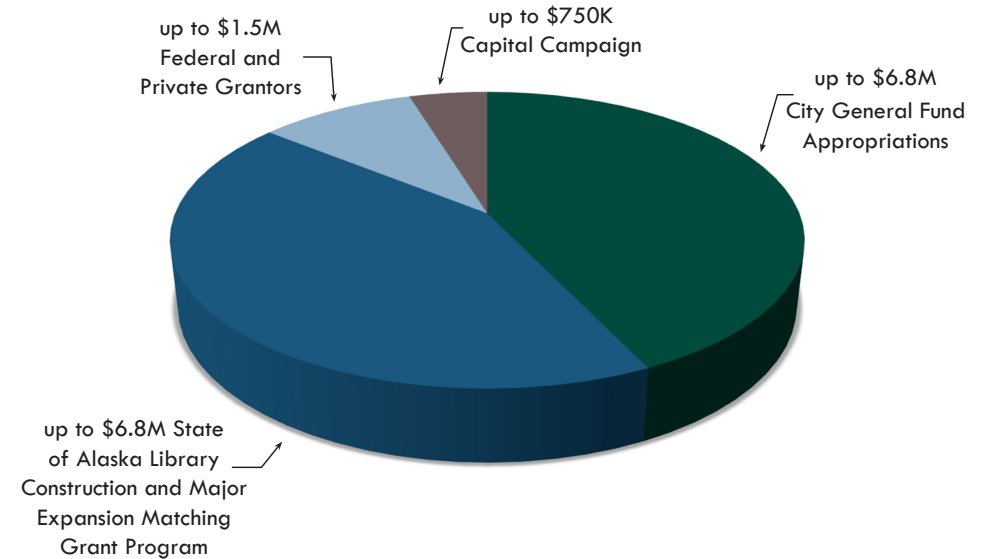
Size: Approximately 17,000 SF  
Cost: Preliminary Cost Estimate - \$13.6 Million  
Site: “The Barn Site”

## Project Goal

Develop a new public library that meets the current and future needs of the community; is affordable to construct; efficient to operate and maintain; and fiscally sustainable for the long-term.

## Project Benefits

- Creates a “Signature” facility - This is Kodiak!
- Meets the varied needs of the community through services and programs
- Brings generations together, builds community and fosters multi cultural interactions
- Increases lifelong learning, improves literacy and language skills
- Equalizes access to information resources
- Offers an attractive destination to share the island with guests and visitors
- Generates community pride in local and regional history
- Presents a sense of place and belonging in the community; a place accessible for all
- Provides a safe destination for children
- Provides information that assists people minimize their needs for other services
- Offers remote community members access to services unavailable where they live
- Enhances the quality of life of all regional residents



Project funding will be led by the City. Potential project funding sources include the City, State of Alaska, and funding secured through application to federal/private grantors. The Friends of the Kodiak Public Library Association will direct a capital campaign effort focused on corporate and individual donations.

The preliminary funding plan represents maximum funding potential and exceeds the project budget of \$13.6M. This plan will continue to be refined as additional funding sources are identified, funding is secured and further project estimates are received.



# The New Kodiak Public Library

“Creating Long-Lasting Community Spaces and Resources for Living, Learning and Growing”

– Kodiak Public Library Association

The new Kodiak Public Library will create long-lasting community spaces and resources for “Living, Learning and Growing” for visitors and residents alike; it will offer an attractive destination to share on the island. With the additional space, the new Library will be able to better meet the varied needs of the community through improved and expanded services and programs. The building is planned for long-term flexibility to accommodate a growing population, a changing economy, and Kodiak’s changing demographics, as well as the fast progression of technology.

Kodiak Public Library Association Member Paul Converse 907.486.0488 [kodiaklibrary@gmail.com](mailto:kodiaklibrary@gmail.com)  
visit [www.kodiakpubliclibrary.org](http://www.kodiakpubliclibrary.org)

## Preliminary Project Schedule

